



Cedar Grove, North Runcton
PE33 0QZ

BROWN & CO



Cedar Grove, North Runcton , PE33 0QZ

Detached Executive Home
Four Bedrooms
Contemporary Internal Renovation
Stunning Bathrooms
Open Plan Living
Private Plot Overlooking Paddocks
Sought-after Norfolk Village Location
Must Be Viewed To Appreciate



INTRODUCTION

Brown&Co offer a detached, four bedroom, executive home in North Runcton. Inspection of this home in a sought after village is essential to see the of contemporary improvement and setting, where the gardens and house overlook paddocks.

LOCATION

The property is located on an executive development of detached homes in North Runcton; a sought-after and picturesque village with both Tennis and Cricket clubs on the edge of Kings Lynn. The village is popular partly due to its superb access to road and rail links both in and out of Norfolk with Norwich, Cambridge and Peterborough easily commutable as well as the beautiful Norfolk coast within reach. The house is close to two mainline train stations (King's Lynn 4 miles) to Ely, Cambridge and London as well as the usual large town amenities such as shopping and supermarkets.

THE PROPERTY

Inside, the property benefits from a high quality internal updating and modern top the range windows and bi-fold doors. Outside the property has a superb plot with garden to three sides set with mature trees and overlooking paddocks and offering a great deal of privacy. Briefly the accommodation comprises of reception hallway, open plan to kitchen and family dining area, spacious sitting room, snug and study. Also there is a utility room, WC and office. Upstairs there is a large landing giving access to four double bedrooms, and boutique hotel quality family bathroom. The master bedroom boasts a walk in wardrobe (originally designed for en-suite but never completed) providing excellent storage space.

SERVICES

Mains water

Air Source Heating

EPC - C

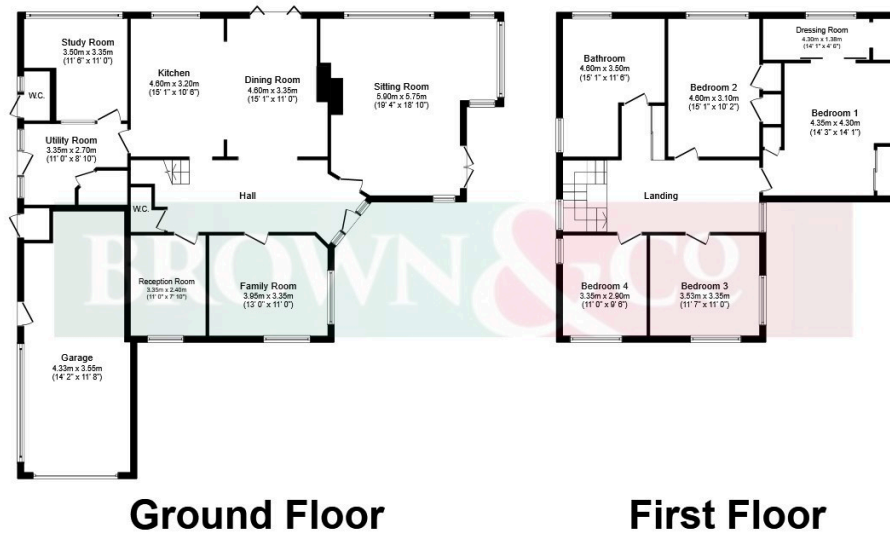
Council Tax Band - F

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECKS

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Total floor area 248.0 sq. m. (2,669 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com



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